

**DESIGN-BUILD-FINANCE-OPERATE, BUILD-TO-SUIT REQUEST FOR PROPOSALS
(RFP)**

**THROUGH A BUILT-TO-SUIT AGREEMENT FOR A STATE OFFICE BUILDING WITH
THE SUCCESSFUL OFFEROR TO FINANCE, DESIGN, DEVELOP, CONSTRUCT,
MAINTAIN AND LEASE TO THE COMMONWEALTH AN OFFICE BUILDING
ACCOMMODATING 1,400 EMPLOYEES (MINIMUM OF 364,700 GROSS SQUARE
FEET) AND RELATED INFRASTRUCTURE**

The Commonwealth of Kentucky, Finance and Administration Cabinet, desires to pursue a contract with a developer to finance, design, develop, construct, lease, and maintain an office building accommodating 1,400 employees (minimum 364,700 gsf) on state-owned property located at Sower Boulevard, Frankfort, Kentucky. The Commonwealth seeks interest from private entities that wish to enter into a business relationship with the Commonwealth of Kentucky to accomplish this purpose. This solicitation will adhere to KRS 56.8161, et. seq.

In order to receive a copy of the project RFP, interested parties **MUST** submit responses on a "Commonwealth of Kentucky Solicitation" form to this Notice **on or before 10:30 a.m., December 2, 2014, 2014.** Forms may be obtained by contacting Paul Gannoe via email at: Paul.Gannoe@ky.gov

The form may be also downloaded at <http://finance.ky.gov/services/eprocurement/pages/default.aspx>. On the eprocurement page, click on the "Vendor Self Service (VSS) and Active Solicitations" button. On the bottom, left hand side of the page, click on "public access" button. The solicitation listings should be located on this page. Scroll through solicitations listings until you reach the RFP number for this solicitation, click on "Details" and then once on that page, click on "Attachments" in the middle left hand side of the page. Scroll to and click on "Final RFP 785 (left blank intentionally) _____ SO Form PDF", for a printable copy of the required Commonwealth Solicitation Form for this "Notice".

**PLEASE NOTE: A FIRM WHICH FAILS TO MEET THE DEADLINE FOR THIS
NOTICE OR DOES NOT SUBMIT A RESPONSE ON THE REQUIRED ONE-PAGE
"COMMONWEALTH OF KENTUCKY SOLICITATION" FORM SHALL BE BARRED
FROM THE RFP PROCUREMENT PROCESS.**

NOTICE

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(RFP) - FRANKFORT**

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Tentative schedule for the project is as follows:

On or about November 20	Advertise Request for Proposals (RFP), with recommended schedule
On or about December 2	Cut-off for acceptance of responses to notice of project (NOTE: responses for requests for copies of RFP must be submitted on one-page Commonwealth of Kentucky Solicitation form, which may be obtained by email to Paul.Gannoe@ky.gov)
On or about December 4	Pre-proposal conference with all interested parties – review lease and construction issues
On or about December 8	All inquiries submitted by Offerors to Buyer
On or about December 11	Official answers to all inquiries issued by Addendum to RFP
On or about December 30	Receipt date for submittals.
On or about January 12	Selection committee reviews proposals and selects three shortlisted firms, shortlisted firms notified
On or about January 14	Committee conducts oral presentations
On or about January 14	Award contract, convey property, enter into lease

Additional information, in the form of an RFP, specifying project and participation requirements for the contract, will only be provided to those timely respondents to this Notice, on the required, one-page, Commonwealth Solicitation Form (form may be obtained from Paul Gannoe at email address listed above).

Responses to this Notice may be made by any person on a "Commonwealth of Kentucky Solicitation" form on or before 10:30 a.m. Monday December 2, 2014, and must be sent to: Department for Facilities and Support Services, RE: RFP#123014, ATTN: Paul Gannoe, at the address listed above. Timely email responses, on the "Commonwealth of Kentucky Solicitation" form, are acceptable for purposes of this Notice. All responses received to this Notice will be publicly opened and read at the above-designated time.